

Housing Supply Overview



December 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

4.8	5.0	4.9	9.0
Months Supply Single-Family	Months Supply Condo	Months Supply Previously Owned	Months Supply New Construction

Pending Sales	2
Days on Market Until Sale	4
Percent of Original List Price Received	6
Inventory of Homes for Sale	8
Months Supply of Inventory	10

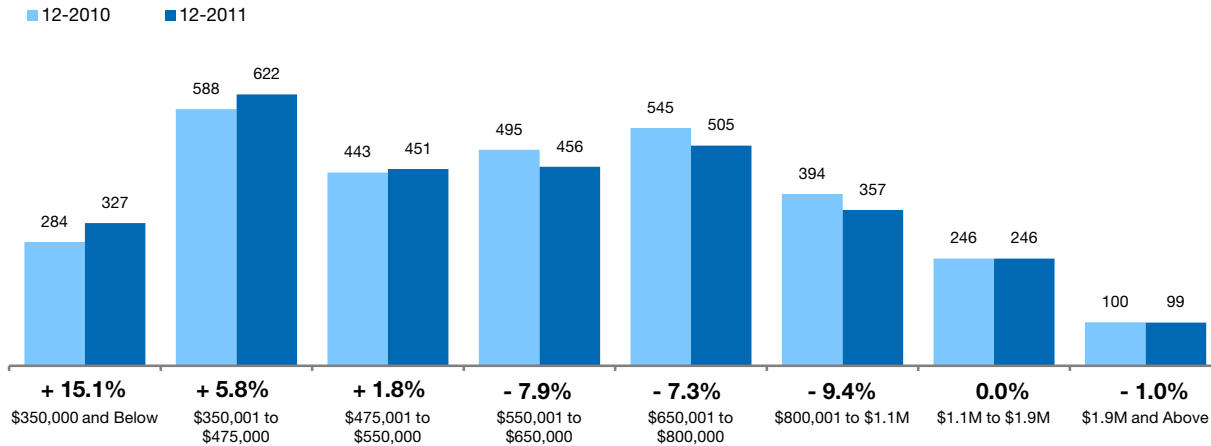
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

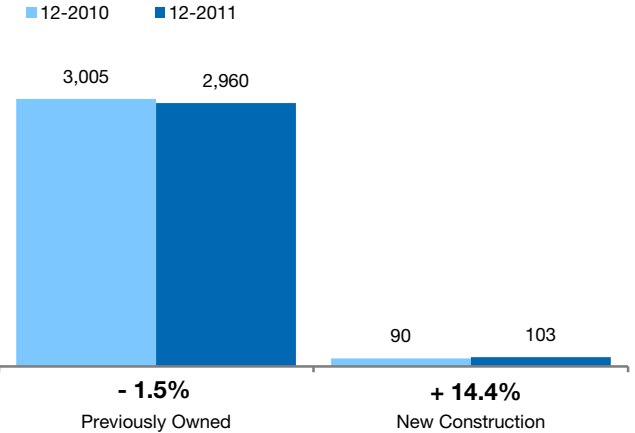
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	12-2010	12-2011	Change
\$350,000 and Below	284	327	+ 15.1%
\$350,001 to \$475,000	588	622	+ 5.8%
\$475,001 to \$550,000	443	451	+ 1.8%
\$550,001 to \$650,000	495	456	- 7.9%
\$650,001 to \$800,000	545	505	- 7.3%
\$800,001 to \$1.1M	394	357	- 9.4%
\$1.1M to \$1.9M	246	246	0.0%
\$1.9M and Above	100	99	- 1.0%
All Single-Family Homes	3,095	3,063	- 1.0%

Previously Owned

12-2010	12-2011	Change	12-2010	12-2011	Change
282	324	+ 14.9%	2	3	+ 50.0%
561	577	+ 2.9%	27	45	+ 66.7%
431	435	+ 0.9%	12	16	+ 33.3%
484	442	- 8.7%	11	14	+ 27.3%
527	492	- 6.6%	18	13	- 27.8%
385	350	- 9.1%	9	7	- 22.2%
241	242	+ 0.4%	5	4	- 20.0%
94	98	+ 4.3%	6	1	- 83.3%
3,005	2,960	- 1.5%	90	103	+ 14.4%

New Construction

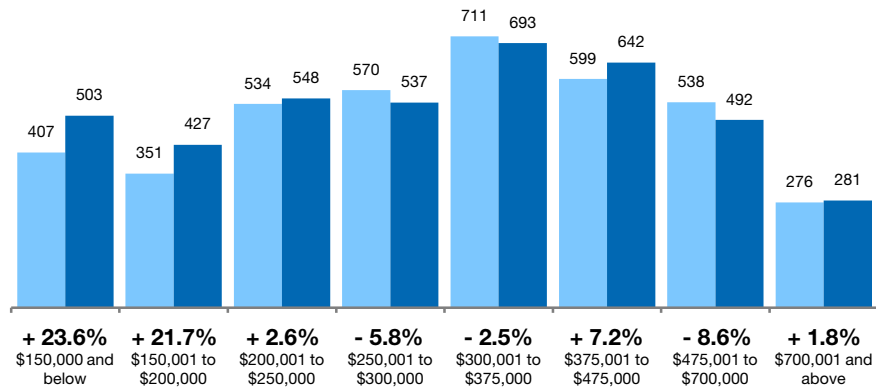
Pending Sales Condo Properties Only

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



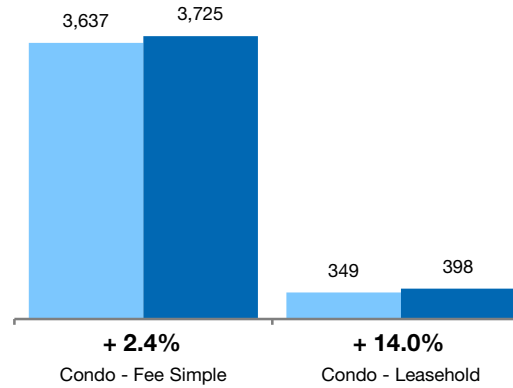
By Price Range

■ 12-2010 ■ 12-2011



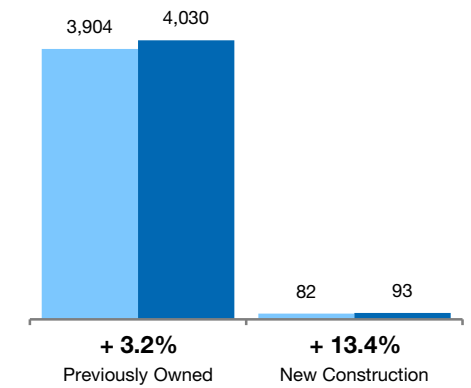
By Condo Type

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$150,000 and below	407	503	+ 23.6%
\$150,001 to \$200,000	351	427	+ 21.7%
\$200,001 to \$250,000	534	548	+ 2.6%
\$250,001 to \$300,000	570	537	- 5.8%
\$300,001 to \$375,000	711	693	- 2.5%
\$375,001 to \$475,000	599	642	+ 7.2%
\$475,001 to \$700,000	538	492	- 8.6%
\$700,001 and above	276	281	+ 1.8%
All Price Ranges	3,986	4,123	+ 3.4%

Previously Owned

	12-2010	12-2011	Change
\$150,000 and below	406	503	+ 23.9%
\$150,001 to \$200,000	349	426	+ 22.1%
\$200,001 to \$250,000	533	541	+ 1.5%
\$250,001 to \$300,000	570	534	- 6.3%
\$300,001 to \$375,000	711	683	- 3.9%
\$375,001 to \$475,000	590	615	+ 4.2%
\$475,001 to \$700,000	522	475	- 9.0%
\$700,001 and above	223	253	+ 13.5%
All Price Ranges	3,904	4,030	+ 3.2%

New Construction

	12-2010	12-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	2	1	- 50.0%
\$200,001 to \$250,000	1	7	+ 600.0%
\$250,001 to \$300,000	0	3	0.0%
\$300,001 to \$375,000	0	10	0.0%
\$375,001 to \$475,000	9	27	+ 200.0%
\$475,001 to \$700,000	16	17	+ 6.3%
\$700,001 and above	53	28	- 47.2%
All Price Ranges	82	93	+ 13.4%

By Condo Type

	12-2010	12-2011	Change
Condo - Fee Simple	3,637	3,725	+ 2.4%
Condo - Leasehold	349	398	+ 14.0%
All Condo Types	3,986	4,123	+ 3.4%

	12-2010	12-2011	Change
Condo - Fee Simple	3,555	3,632	+ 2.2%
Condo - Leasehold	349	398	+ 14.0%
All Condo Types	3,904	4,030	+ 3.2%

Days on Market Until Sale Single-Family Homes Only

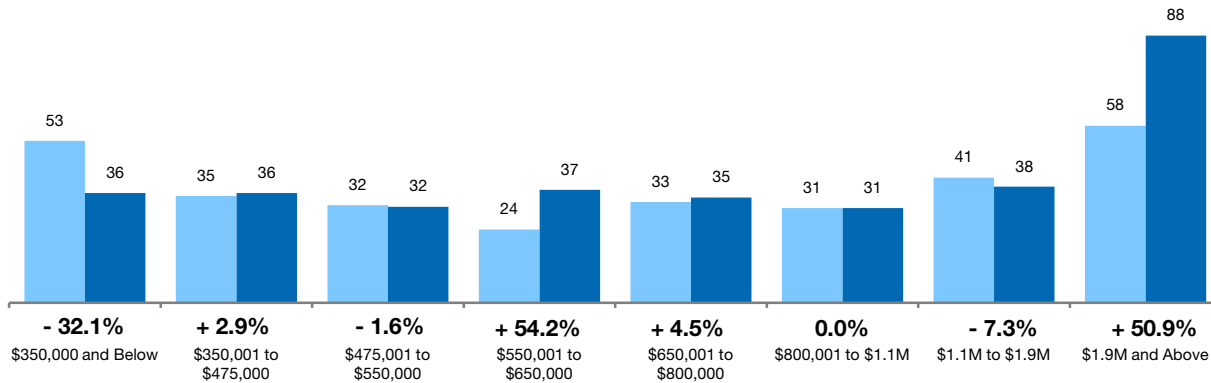


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

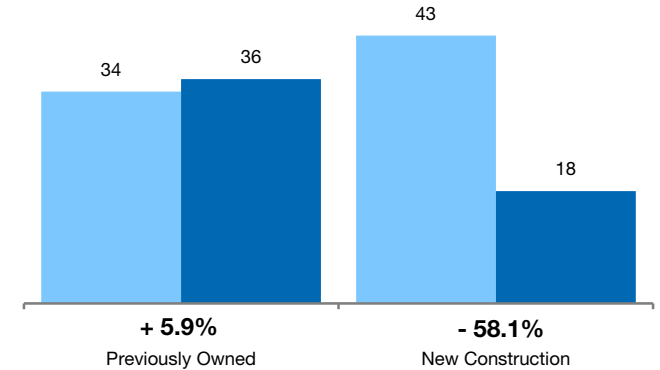
By Price Range

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$350,000 and Below	53	36	- 32.1%
\$350,001 to \$475,000	35	36	+ 2.9%
\$475,001 to \$550,000	32	32	- 1.6%
\$550,001 to \$650,000	24	37	+ 54.2%
\$650,001 to \$800,000	33	35	+ 4.5%
\$800,001 to \$1.1M	31	31	0.0%
\$1.1M to \$1.9M	41	38	- 7.3%
\$1.9M and Above	58	88	+ 50.9%
All Single-Family Homes	34	35	+ 2.9%

Previously Owned

	12-2010	12-2011	Change
\$350,000 and Below	53	36	- 32.1%
\$350,001 to \$475,000	36	36	0.0%
\$475,001 to \$550,000	33	33	0.0%
\$550,001 to \$650,000	24	36	+ 53.2%
\$650,001 to \$800,000	29	34	+ 17.2%
\$800,001 to \$1.1M	31	31	0.0%
\$1.1M to \$1.9M	36	38	+ 5.6%
\$1.9M and Above	58	89	+ 53.4%
All Previously Owned	34	36	+ 5.9%

New Construction

	12-2010	12-2011	Change
\$350,000 and Below	63	175	+ 179.2%
\$350,001 to \$475,000	1	3	+ 200.0%
\$475,001 to \$550,000	1	1	0.0%
\$550,001 to \$650,000	27	59	+ 116.7%
\$650,001 to \$800,000	137	93	- 32.1%
\$800,001 to \$1.1M	81	17	- 79.0%
\$1.1M to \$1.9M	156	145	- 6.8%
\$1.9M and Above	136	63	- 53.7%
All New Construction	43	18	- 58.1%

Days on Market Until Sale Condo Properties Only

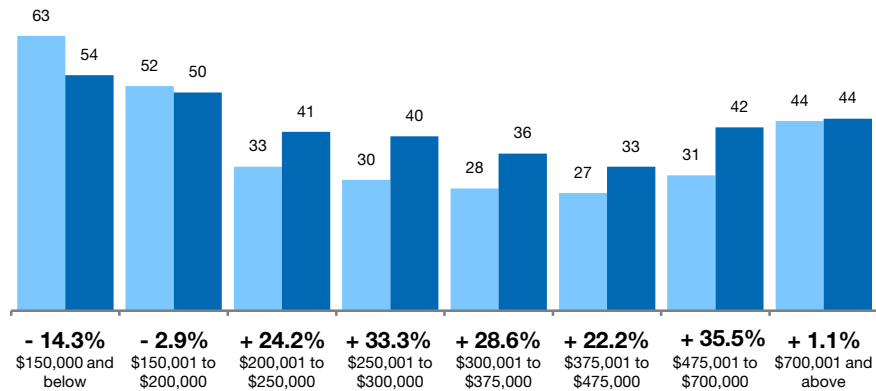


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

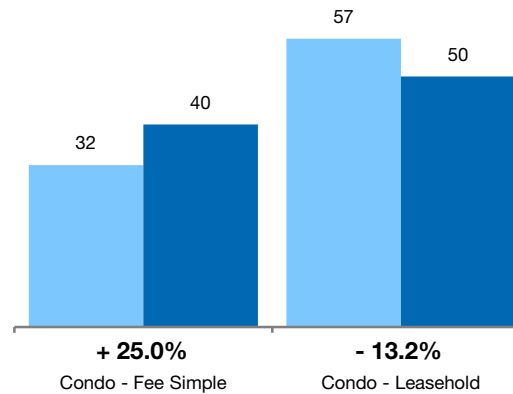
By Price Range

■ 12-2010 ■ 12-2011



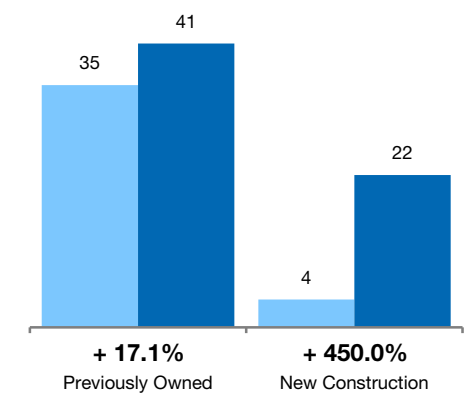
By Condo Type

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$150,000 and below	63	54	- 14.3%
\$150,001 to \$200,000	52	50	- 2.9%
\$200,001 to \$250,000	33	41	+ 24.2%
\$250,001 to \$300,000	30	40	+ 33.3%
\$300,001 to \$375,000	28	36	+ 28.6%
\$375,001 to \$475,000	27	33	+ 22.2%
\$475,001 to \$700,000	31	42	+ 35.5%
\$700,001 and above	44	44	+ 1.1%
All Condos	34	41	+ 20.6%

Previously Owned

	12-2010	12-2011	Change	12-2010	12-2011	Change
\$150,000 and below	63	54	- 14.3%	51	0	- 100.0%
\$150,001 to \$200,000	51	50	- 1.0%	232	0	- 100.0%
\$200,001 to \$250,000	33	42	+ 25.8%	0	19	0.0%
\$250,001 to \$300,000	30	40	+ 33.3%	0	17	0.0%
\$300,001 to \$375,000	28	36	+ 28.6%	0	188	0.0%
\$375,001 to \$475,000	27	32	+ 18.5%	59	79	+ 33.1%
\$475,001 to \$700,000	31	42	+ 35.5%	46	22	- 52.2%
\$700,001 and above	57	53	- 6.2%	0	0	0.0%
All Condos	35	41	+ 17.1%	4	22	+ 450.0%

New Construction

By Condo Type

	12-2010	12-2011	Change
Condo - Fee Simple	32	40	+ 25.0%
Condo - Leasehold	57	50	- 13.2%
All Condos	34	41	+ 20.6%

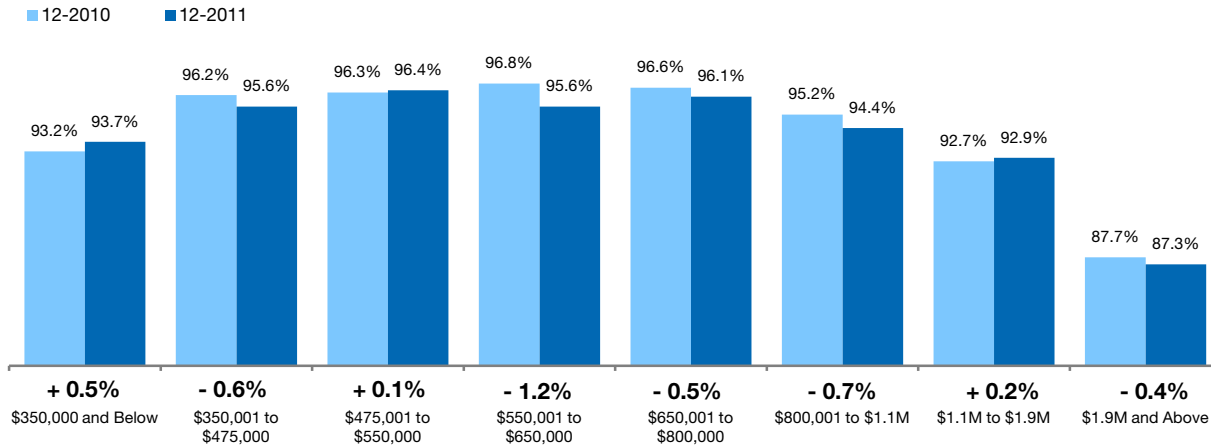
	12-2010	12-2011	Change	12-2010	12-2011	Change
Condo - Fee Simple	32	40	+ 25.0%	48	4	- 91.6%
Condo - Leasehold	57	50	- 13.2%	0	0	0.0%
All Condos	35	41	+ 17.1%	4	22	+ 450.0%

Pct. Of Orig. Price Received Single-Family Homes Only

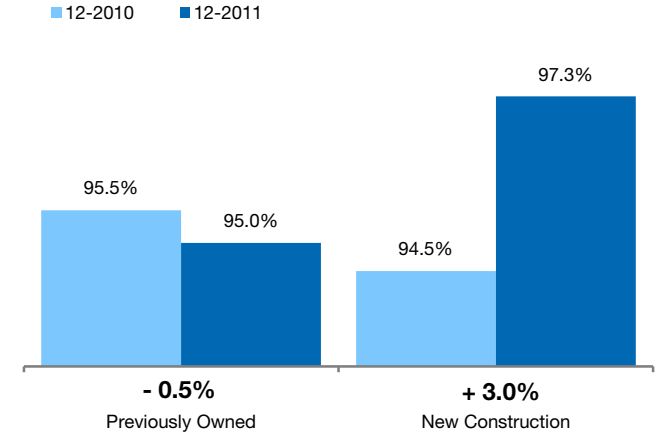


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	12-2010	12-2011	Change
\$350,000 and Below	93.2%	93.7%	+ 0.5%
\$350,001 to \$475,000	96.2%	95.6%	- 0.6%
\$475,001 to \$550,000	96.3%	96.4%	+ 0.1%
\$550,001 to \$650,000	96.8%	95.6%	- 1.2%
\$650,001 to \$800,000	96.6%	96.1%	- 0.5%
\$800,001 to \$1.1M	95.2%	94.4%	- 0.7%
\$1.1M to \$1.9M	92.7%	92.9%	+ 0.2%
\$1.9M and Above	87.7%	87.3%	- 0.4%
All Single-Family Homes	95.5%	95.0%	- 0.5%

Previously Owned

12-2010	12-2011	Change
93.3%	93.8%	+ 0.5%
96.1%	95.5%	- 0.6%
96.3%	96.4%	+ 0.1%
96.7%	95.6%	- 1.2%
96.6%	96.1%	- 0.5%
95.2%	94.3%	- 0.9%
93.1%	92.9%	- 0.2%
88.1%	87.2%	- 1.0%
95.5%	95.0%	- 0.5%

New Construction

12-2010	12-2011	Change
89.6%	91.0%	+ 1.6%
98.6%	97.4%	- 1.3%
98.9%	100.1%	+ 1.2%
98.8%	96.9%	- 1.9%
97.0%	98.2%	+ 1.3%
94.8%	98.4%	+ 3.8%
79.9%	93.2%	+ 16.7%
82.8%	93.2%	+ 12.6%
94.5%	97.3%	+ 3.0%

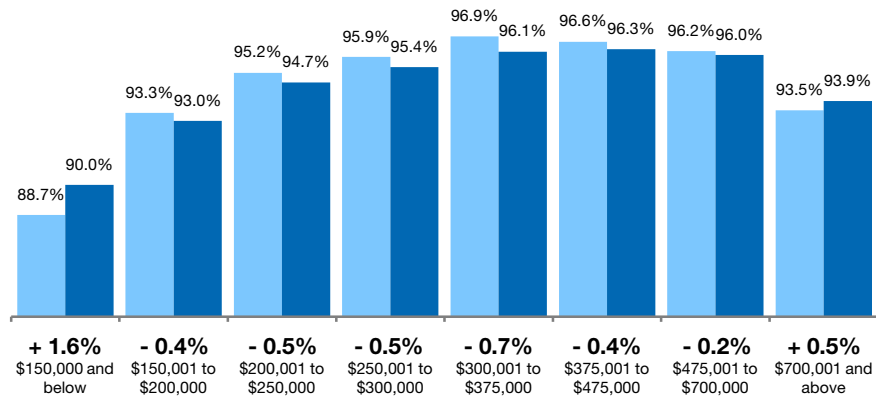
Pct. Of Orig. Price Received Condo Properties Only



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

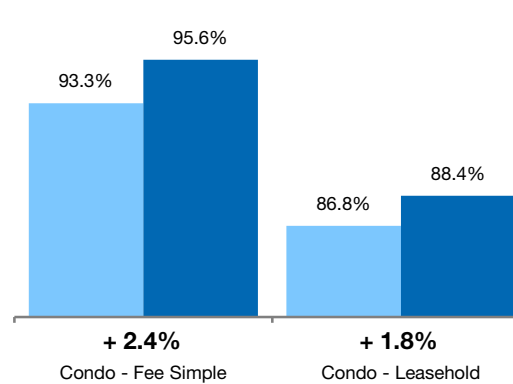
By Price Range

■ 12-2010 ■ 12-2011



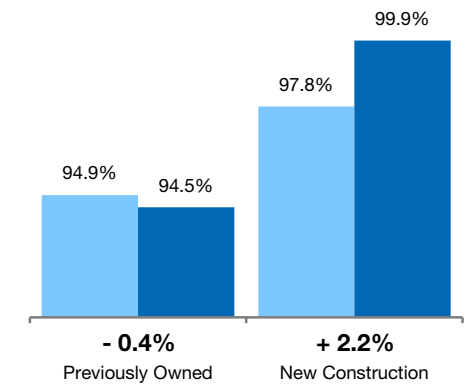
By Condo Type

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$150,000 and below	88.7%	90.0%	+ 1.6%
\$150,001 to \$200,000	93.3%	93.0%	- 0.4%
\$200,001 to \$250,000	95.2%	94.7%	- 0.5%
\$250,001 to \$300,000	95.9%	95.4%	- 0.5%
\$300,001 to \$375,000	96.9%	96.1%	- 0.7%
\$375,001 to \$475,000	96.6%	96.3%	- 0.4%
\$475,001 to \$700,000	96.2%	96.0%	- 0.2%
\$700,001 and above	93.5%	93.9%	+ 0.5%
All Condos	94.9%	94.6%	- 0.4%

Previously Owned

	12-2010	12-2011	Change	12-2010	12-2011	Change
\$150,000 and below	88.7%	90.0%	+ 1.5%	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	93.3%	93.0%	- 0.4%	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	95.2%	94.7%	- 0.5%	0.0%	96.7%	0.0%
\$250,001 to \$300,000	95.9%	95.4%	- 0.5%	0.0%	0.0%	0.0%
\$300,001 to \$375,000	96.9%	96.1%	- 0.7%	0.0%	100.4%	0.0%
\$375,001 to \$475,000	96.5%	96.1%	- 0.5%	100.9%	102.4%	+ 1.5%
\$475,001 to \$700,000	96.2%	95.9%	- 0.3%	96.0%	99.8%	+ 3.9%
\$700,001 and above	93.0%	93.5%	+ 0.5%	99.2%	98.2%	- 1.1%
All Condos	94.9%	94.5%	- 0.4%	97.8%	99.9%	+ 2.2%

New Construction

By Condo Type

	12-2010	12-2011	Change
Condo - Fee Simple	93.3%	95.6%	+ 2.4%
Condo - Leasehold	86.8%	88.4%	+ 1.8%
All Condos	94.9%	94.6%	- 0.4%

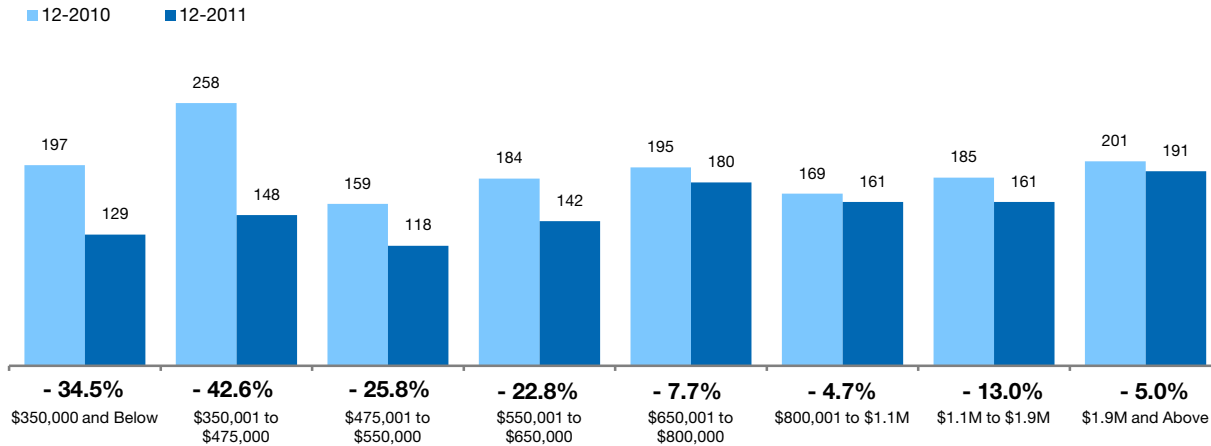
	12-2010	12-2011	Change	12-2010	12-2011	Change
Condo - Fee Simple	93.3%	95.6%	+ 2.4%	91.0%	97.8%	+ 7.5%
Condo - Leasehold	86.8%	88.4%	+ 1.8%	0.0%	0.0%	0.0%
All Condos	94.9%	94.5%	- 0.4%	97.8%	99.9%	+ 2.2%

Inventory of Homes for Sale Single-Family Homes Only

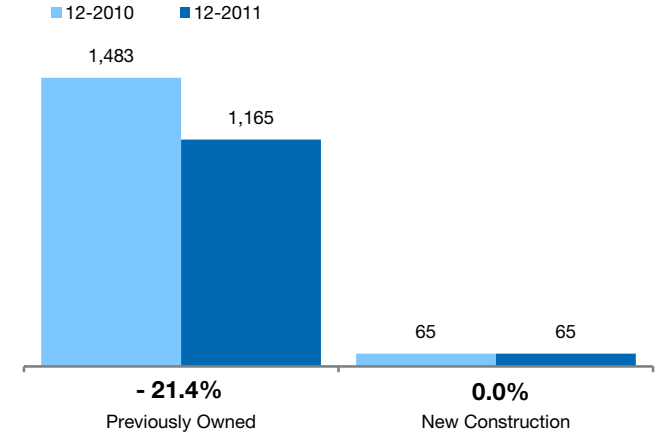


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	12-2010	12-2011	Change
\$350,000 and Below	197	129	- 34.5%
\$350,001 to \$475,000	258	148	- 42.6%
\$475,001 to \$550,000	159	118	- 25.8%
\$550,001 to \$650,000	184	142	- 22.8%
\$650,001 to \$800,000	195	180	- 7.7%
\$800,001 to \$1.1M	169	161	- 4.7%
\$1.1M to \$1.9M	185	161	- 13.0%
\$1.9M and Above	201	191	- 5.0%
All Single-Family Homes	1,548	1,230	- 20.5%

Previously Owned

12-2010	12-2011	Change
193	122	- 36.8%
246	141	- 42.7%
156	114	- 26.9%
178	140	- 21.3%
190	172	- 9.5%
156	147	- 5.8%
170	147	- 13.5%
194	182	- 6.2%
1,483	1,165	- 21.4%

New Construction

12-2010	12-2011	Change
4	7	+ 75.0%
12	7	- 41.7%
3	4	+ 33.3%
6	2	- 66.7%
5	8	+ 60.0%
13	14	+ 7.7%
15	14	- 6.7%
7	9	+ 28.6%
65	65	0.0%

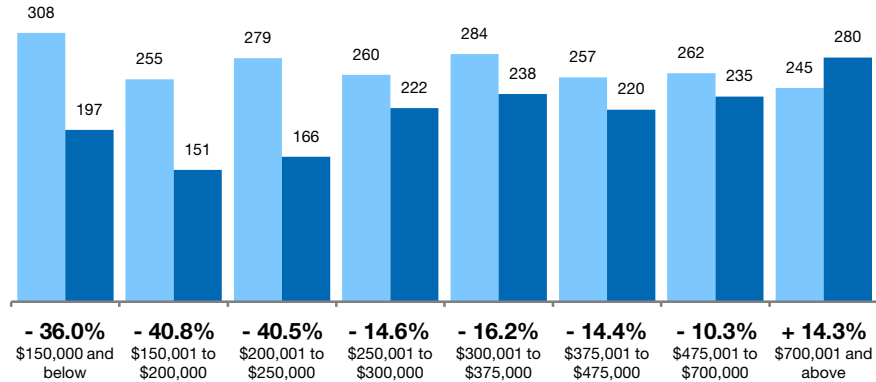
Inventory of Homes for Sale Condo Properties Only

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



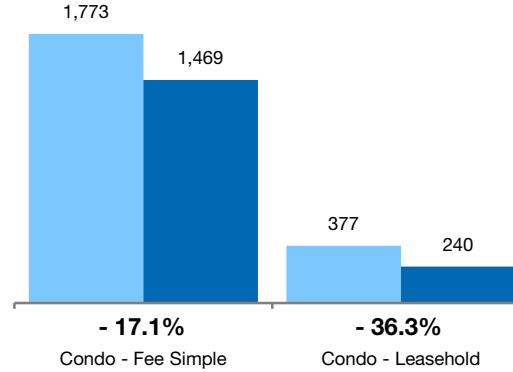
By Price Range

■ 12-2010 ■ 12-2011



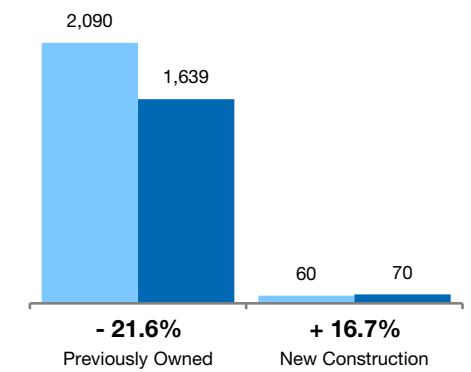
By Condo Type

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$150,000 and below	308	197	-36.0%
\$150,001 to \$200,000	255	151	-40.8%
\$200,001 to \$250,000	279	166	-40.5%
\$250,001 to \$300,000	260	222	-14.6%
\$300,001 to \$375,000	284	238	-16.2%
\$375,001 to \$475,000	257	220	-14.4%
\$475,001 to \$700,000	262	235	-10.3%
\$700,001 and above	245	280	+14.3%
All Price Ranges	2,150	1,709	-20.5%

Previously Owned

	12-2010	12-2011	Change
\$150,000 and below	307	196	-36.2%
\$150,001 to \$200,000	255	148	-42.0%
\$200,001 to \$250,000	278	157	-43.5%
\$250,001 to \$300,000	249	205	-17.7%
\$300,001 to \$375,000	272	222	-18.4%
\$375,001 to \$475,000	252	213	-15.5%
\$475,001 to \$700,000	252	227	-9.9%
\$700,001 and above	225	271	+20.4%
All Price Ranges	2,090	1,639	-21.6%

New Construction

	12-2010	12-2011	Change
\$150,000 and below	1	1	0.0%
\$150,001 to \$200,000	0	3	0.0%
\$200,001 to \$250,000	1	9	+800.0%
\$250,001 to \$300,000	11	17	+54.5%
\$300,001 to \$375,000	12	16	+33.3%
\$375,001 to \$475,000	5	7	+40.0%
\$475,001 to \$700,000	10	8	-20.0%
\$700,001 and above	20	9	-55.0%
All Price Ranges	60	70	+16.7%

By Condo Type

	12-2010	12-2011	Change
Condo - Fee Simple	1,773	1,469	-17.1%
Condo - Leasehold	377	240	-36.3%
All Condo Types	2,150	1,709	-20.5%

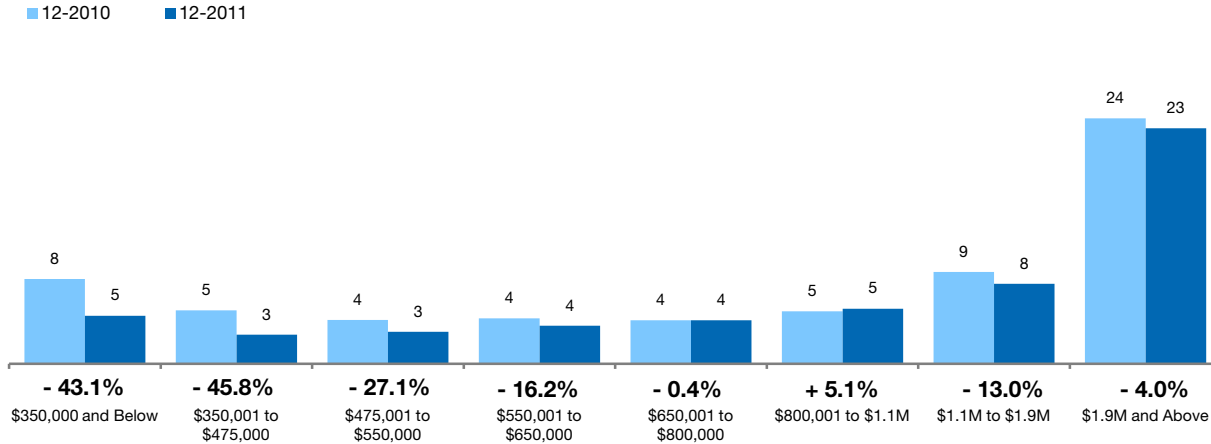
	12-2010	12-2011	Change
Condo - Fee Simple	1,715	1,400	-18.4%
Condo - Leasehold	375	239	-36.3%
All Price Ranges	2,090	1,639	-21.6%

Months Supply of Inventory Single-Family Homes Only

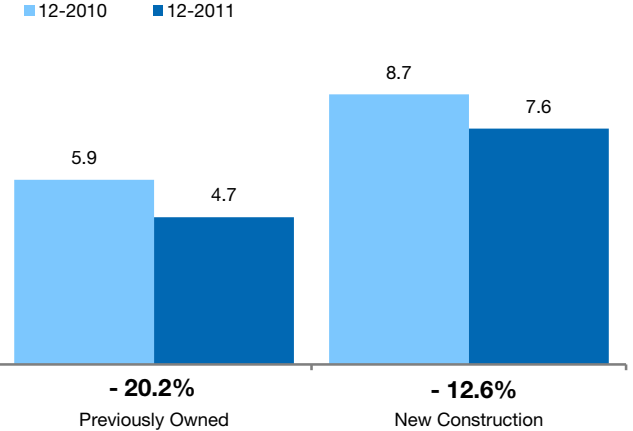


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

By Price Range



By Construction Status



All Properties

By Price Range	12-2010	12-2011	Change
\$350,000 and Below	8.3	4.7	- 43.1%
\$350,001 to \$475,000	5.3	2.9	- 45.8%
\$475,001 to \$550,000	4.3	3.1	- 27.1%
\$550,001 to \$650,000	4.5	3.7	- 16.2%
\$650,001 to \$800,000	4.3	4.3	- 0.4%
\$800,001 to \$1.1M	5.1	5.4	+ 5.1%
\$1.1M to \$1.9M	9.0	7.9	- 13.0%
\$1.9M and Above	24.1	23.2	- 4.0%
All Single-Family Homes	6.0	4.8	- 19.7%

Previously Owned

12-2010	12-2011	Change
8.2	4.5	- 45.0%
5.3	2.9	- 44.3%
4.3	3.1	- 27.6%
4.4	3.8	- 13.9%
4.3	4.2	- 3.0%
4.9	5.0	+ 3.7%
8.5	7.3	- 13.9%
24.8	22.3	- 10.0%
5.9	4.7	- 20.2%

New Construction

12-2010	12-2011	Change
4.0	7.0	+ 75.0%
4.0	1.9	- 53.3%
2.0	2.3	+ 12.5%
3.8	1.3	- 66.3%
2.8	4.9	+ 77.2%
13.0	8.0	- 38.5%
12.0	14.0	+ 16.7%
7.0	9.0	+ 28.6%
8.7	7.6	- 12.6%

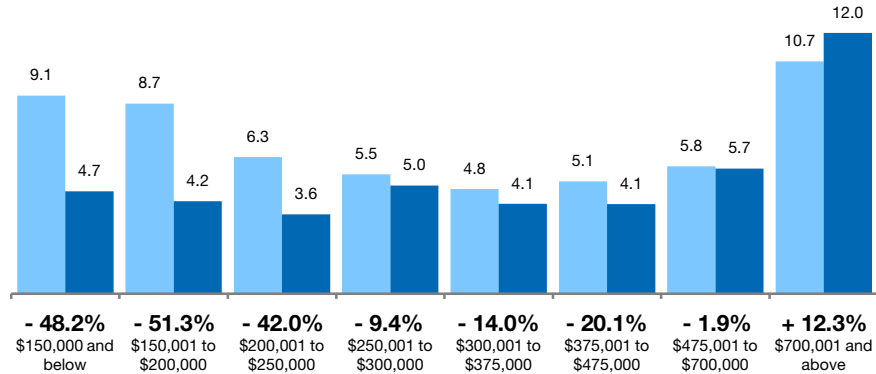
Months Supply of Inventory Condo Properties Only



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

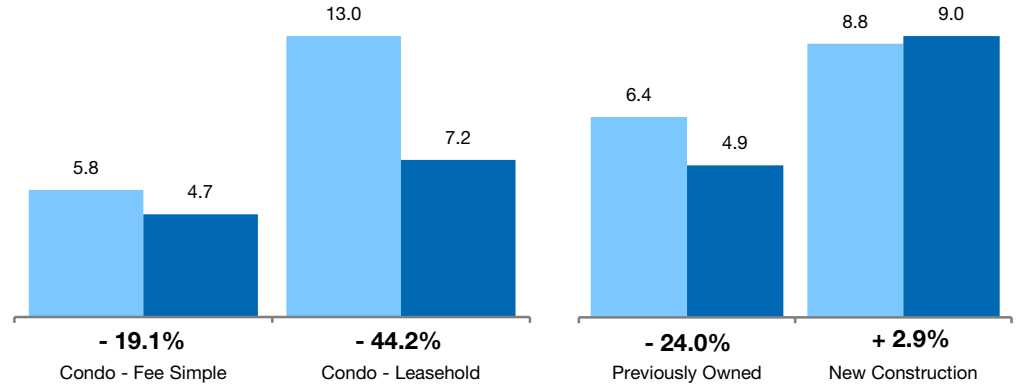
By Price Range

■ 12-2010 ■ 12-2011



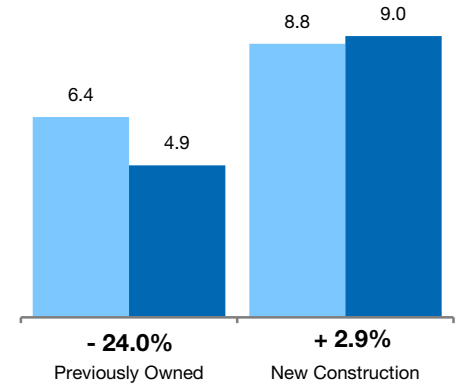
By Condo Type

■ 12-2010 ■ 12-2011



By Construction Status

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$150,000 and below	9.1	4.7	-48.2%
\$150,001 to \$200,000	8.7	4.2	-51.3%
\$200,001 to \$250,000	6.3	3.6	-42.0%
\$250,001 to \$300,000	5.5	5.0	-9.4%
\$300,001 to \$375,000	4.8	4.1	-14.0%
\$375,001 to \$475,000	5.1	4.1	-20.1%
\$475,001 to \$700,000	5.8	5.7	-1.9%
\$700,001 and above	10.7	12.0	+12.3%
All Price Ranges	6.5	5.0	-23.2%

Previously Owned

	12-2010	12-2011	Change
\$150,000 and below	9.1	4.7	-48.5%
\$150,001 to \$200,000	8.8	4.2	-52.5%
\$200,001 to \$250,000	6.3	3.5	-44.4%
\$250,001 to \$300,000	5.2	4.6	-12.1%
\$300,001 to \$375,000	4.6	3.9	-15.0%
\$375,001 to \$475,000	5.1	4.2	-18.9%
\$475,001 to \$700,000	5.8	5.7	-1.0%
\$700,001 and above	12.1	12.9	+6.2%
All Price Ranges	6.4	4.9	-24.0%

New Construction

	12-2010	12-2011	Change
\$150,000 and below	1.0	0.0	-100.0%
\$150,001 to \$200,000	0.0	3.0	0.0%
\$200,001 to \$250,000	1.0	3.9	+285.7%
\$250,001 to \$300,000	0.0	17.0	0.0%
\$300,001 to \$375,000	0.0	6.4	0.0%
\$375,001 to \$475,000	3.9	2.3	-40.0%
\$475,001 to \$700,000	5.0	3.8	-24.7%
\$700,001 and above	4.5	3.2	-29.0%
All Price Ranges	8.8	9.0	+2.9%

By Condo Type

	12-2010	12-2011	Change
Condo - Fee Simple	5.8	4.7	-19.1%
Condo - Leasehold	13.0	7.2	-44.2%
All Condo Types	6.5	5.0	-23.2%

	12-2010	12-2011	Change
Condo - Fee Simple	5.8	4.6	-20.1%
Condo - Leasehold	12.9	7.2	-44.1%
All Condo Types	6.4	4.9	-24.0%